



FOR CLERK USE ONLY	
City Council	
Item No.	13

CITY COUNCIL AGENDA FACT SHEET

Community Development

Department

September 07, 2010

Requested Date

1. **Request:**

Council Approval ☒

Other (specify) ☐

Information Only/
Presentation ☐

Hearing ☐

2. **Requested Action:**

Release of agreement for reimbursement of costs of off-site infrastructure improvements between the City of Calexico and Regional Concept I, LLC, a California Corporation, for the subdivision known as Las Haciendas, Unit 3

3. **Fiscal Impact:**

Revenue:

Increase ☐

Decrease ☐

Source:

Amount:

Cost:

Increase ☐

Decrease ☐

Source:

Amount:

Does Not Apply ☒

4. **Reviewed By:**

Finance Dept. on

By:

Comments:

City Attorney on

By:

Comments:

Note: Back up must be submitted along with this form. Deadline is 5:00 p.m., 2 Fridays before the scheduled meeting date.

CLERK USE ONLY:

CITY COUNCIL DATE:

Action ☐

Consent ☐

Hearing ☐

Filing ☐

Presentation ☐

Other(specify)

Reviewed by: City Clerk

Date

City Manager

Date

CITY COUNCIL AGENDA REPORT

SUBJECT: RELEASE OF AGREEMENT FOR REIMBURSEMENT OF COSTS OF OFF-SITE INFRASTRUCTURE IMPROVEMENTS BETWEEN THE CITY OF CALEXICO AND REGIONAL CONCEPT I FOR THE SUBDIVISION KNOWN AS LAS HACIENDAS, UNIT 3

AGENDA DATE: SEPTEMBER 7, 2010

PREPARED BY: Veronica Atondo, City Engineer
Jennifer Lyon, City Attorney

✓A

APPROVED FOR AGENDA BY: Victor Carrillo, City Manager

RECOMMENDATION: Approve Resolution ____, Declaring the Agreement for Reimbursement of Costs of Off-Site Infrastructure Improvements to Be Null and Void and Amending Authority to Release Real Property Lien as to Units 1 to 29 of Las Haciendas, Unit 3.

FISCAL IMPACT:

BACKGROUND: The following proposal is to address a problem unnecessarily clouding title to the units in the Las Haciendas subdivision. The proposed resolution will remove the Reimbursement Agreement that the City had with the developer, which is no longer solvent. Removal of this agreement from the title should facilitate First Citizens Bank's (the current owner of the properties) ability to sell the properties to a new developer or to individual property owners who will complete the remaining improvements. The bank's ability to find a new developer or new owners is necessary to completing the remaining improvements. The subdivision surety agreement which would require any new owner of the property to complete the outstanding improvements is the security which will remain on the property. The subject Reimbursement Agreement was specific to the previous developer and does not provide the City with a sufficient mechanism to obtain completion of the improvements.

This project was part of the Las Haciendas Subdivision Tentative Map that was approved in December 7, 1988. The project was partially developed, and it had been inactive for many years. The security for public improvements upon recording of the final map was to place a lien on the remainder property entitled "Real Property Lien and Contract for Improvements in Public Rights of Way" recorded in Imperial County Recorder Book 1670 Page 540-545 inclusive. The Subdivision Surety Agreement for Unit 3 was executed on February 26, 1991 and recorded in Imperial County Recorder Book 1670 Page 546.

Prior City Council directed staff to proceed with the process of reversion in acreage, which would have reverted the remainder portions of land to a single parcel. Due to various interested parties wanting to proceed on this project, the process was never initiated.

In 2006, City Staff worked with and approved plans put forward by a new developer, Regional Concept I, LLC. Regional Concept I, LLC agreed to complete the subdivision in phases, with Phase I consisting of 29 units. By Resolution 06-86, the City Council agreed to release the Real Property Lien as to these 29 units only upon the posting of a valid letter of credit by the developer. The City also entered into an Agreement for Reimbursement of Costs of Off-Site Infrastructure Improvements between the City of Calexico and Regional Concept I, recorded with the Imperial County Recorder's Office as Document Number 2007-003102. The purpose of this agreement was a means for the developer to obtain reimbursement for off-site improvements benefiting all the properties by allowing the City to assess these properties pursuant to Government Code Section 66486 after completion of the improvements.

On January 11, 2007, the developer obtained a letter of credit from the Temecula Valley Bank. The developer then proceeded to complete many, but not all, of the improvements. The construction loan was provided by Temecula Valley Bank. The developer stopped work on Las Haciendas Unit 3, and most of the major off-site improvements were completed (except for the street lights) within Phase 1 of Unit 3 based upon the last inspection by staff. The developer also defaulted on the construction loan. First Citizens Bank, which had acquired Temecula Valley Bank in the interim, foreclosed on the construction loan on August 13, 2009.

First Citizens Bank has been unable to sell any of the 29 units in Phase 1 of Las Haciendas Unit 3. The bank's attorneys have contacted the City and wish to clear title of the Reimbursement Agreement so that it can find a new buyer to complete the improvements.

DISCUSSION: Clearing the title to these properties from irrelevant encumbrances is necessary for the properties to sell and for the remaining improvements to be completed. First Citizens Bank has reported that potential buyers have refused to proceed with sale negotiations upon discovery of the Reimbursement Agreement.

The Reimbursement Agreement provides the mechanism for the City to void the agreement. Pursuant to Section 4 of the Reimbursement Agreement, it was personal to the developer and not assignable. It was not to survive the dissolution of the developer. Also, pursuant to Section 9 of the Reimbursement Agreement, the City Council can deem the Reimbursement Agreement null and void for failure of the developer to complete the improvements. Regional Concept I, LLC did not complete all the improvements and has been foreclosed upon by its creditor, First Citizens Bank. The bank has encountered difficulties selling the completed residences in Phase 1 due to the Reimbursement Agreement. Accordingly, staff recommends that the City Council adopt Resolution __, declaring the Reimbursement Agreement null and void. The Council should then direct the City Clerk to record the attached Release of Reimbursement Agreement.

First Citizens Bank has indicated that it will then inform potential buyers of the obligation to complete the improvements—which are still referenced in the Surety Agreement and Real Property Lien. These documents are enforceable against any owner or developer who purchases the properties from the bank, requiring them to complete the improvements.

Staff also recommends that the City Council amend the authority it granted the City Manager to release the Real Property Lien as to Lots 1 to 29. It is unclear as to the effectiveness of the 2007

Letter of Credit. The lien should remain in place until the improvements are completed or a valid alternative security is posted, such as a bond or letter of credit, by a new buyer.

Attachments:

- 1. Release of Agreement for Reimbursement of Costs of Off-Site Infrastructure**
- 2. Improvements between the City of Calexico and Regional Concept I.
Resolution ____.**
- 3. Agreement for Reimbursement of Costs of Off-Site Infrastructure Improvements
between the City of Calexico and Regional Concept I.**

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL THIS DEED TO:**

CITY OF CALEXICO

City Clerk
City of Calexico
608 Heber Avenue
Calexico, CA 92231

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**RELEASE OF AGREEMENT FOR REIMBURSEMENT OF COSTS OF OFF-SITE
INFRASTRUCTURE IMPROVEMENTS BETWEEN THE CITY OF CALEXICO AND
REGIONAL CONCEPT I**

THIS RELEASE OF AGREEMENT FOR REIMBURSEMENT OF COSTS OF OFF-SITE INFRASTRUCTURE IMPROVEMENTS BETWEEN THE CITY OF CALEXICO AND REGIONAL CONCEPT I ("Release") is executed this ____ day of ____, 2010, by the CITY OF CALEXICO, a Municipal Corporation, (the "City") based upon the following facts:

RECITALS

A. On April 11, 1991, that certain "Real Property Lien and Contract for Improvements in Public Rights of Way," recorded as Document No. 91006438, Book 1670, pages 540 to 545 inclusive in the Official Records of Imperial County (the "Lien Contract"), and that certain "Subdivision Surety Agreement," recorded as Document No. 91006439, Book 1670, pages 546 through 549 inclusive in the Official Records of Imperial County (the "Surety Agreement") were recorded against certain real property known as Las Haciendas Subdivision Unit No. 3, attached hereto as Exhibit A (the "Real Property"), and certain other real property not the subject of this First Amendment to assure that the subdivider would construct necessary public improvements for future homes of said subdivision.

B. Regional Concept I, LLC (the "Developer") subsequently acquired fee title ownership to the Real Property.

C. The City and the Developer entered into that certain Agreement for Reimbursement of Costs of Off-Site Infrastructure Improvements Between the City of Calexico and Regional Concept I (the "Reimbursement Agreement") which Agreement was recorded against the Real Property in the Official Records of Imperial County (the "Official Records") on January 25, 2007, as Document Number 2007-003102.

D. Temecula Valley Bank (the "Lender") lent funds to the Developer pursuant to a Promissory Note dated January 1, 2007 (the "Note"), secured by a Construction Deed of Trust which was recorded in the Official Records as Document Number 2007-003103 on January 25, 2007 (the "Construction Deed of Trust"), as and for development of the Real Property as Las Haciendas Subdivision Unit No. 3.

E. The Lender was closed on July 17, 2009, by the California Department of Financial Institutions, and the Federal Deposit Insurance Corporation ("FDIC") was named Receiver.

F. The FDIC immediately thereafter entered into an agreement with FCB as a successor-in-interest to the Lender to assume certain assets and liabilities of the Lender including the Note and Construction Deed of Trust with Developer.

G. The Developer failed to make payments when due pursuant to the Promissory Note and Construction Deed of Trust and on August 13, 2009, FCB foreclosed upon the Promissory Note and Construction Deed of Trust, thereby taking fee title to the Real Property.

H. By Resolution No. ____, the City Council of the City of Calexico has found the Reimbursement Agreement to be null and void for failure of performance by the Developer.

FULL RELEASE

NOW THEREFORE, THE CITY HEREBY fully and completely releases the Reimbursement Agreement as an encumbrance on the Real Property.

CITY OF CALEXICO, a municipal corporation of the State of California

By: _____

Name: _____

Title: _____

State of California)
)
County of _____)

Notary Public, personally appeared, _____
[Name(s) of signer(s)]

Signature of Notary Public

EXHIBIT "A"

The Real Property

LOTS 1 THROUGH 10, INCLUSIVE, IN BLOCK 4; LOTS 5 THROUGH 15, INCLUSIVE, IN BLOCK 5; AND LOTS 29 THROUGH 36, INCLUSIVE, IN BLOCK 6.

LAS HACIENDAS SUBDIVISION UNIT NO. 3, IN THE CITY OF CALEXICO, COUNTY OF IMPERIAL, STATE OF CALIFORNIA, ACCORDING TO MAP ON FILE IN BOOK 15, PAGES 91-93 OF FINAL MAPS IN THE OFFICE OF THE COUNTY RECORDER OF IMPERIAL COUNTY.

RESOLUTION NO. 10-
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALEXICO,
CALIFORNIA, DECLARING THE AGREEMENT FOR REIMBURSEMENT OF
COSTS OF OFF-SITE INFRASTRUCTURE IMPROVEMENTS TO BE NULL AND
VOID AND AMENDING AUTHORITY TO RELEASE REAL PROPERTY LIEN AS TO
UNITS 1 TO 29 OF LAS HACIENDAS, UNIT 3

WHEREAS, the City Council authorized a release of the Real Property Lien as to Units 1 to 29 of the Las Haciendas subdivision, Unit 3, by Resolution No. 06-86;

WHEREAS, the City of Calexico entered into an Agreement for Reimbursement of Costs of Off-Site Infrastructure Improvements between the City of Calexico and Regional Concept I, recorded with the Imperial County Recorder's Office as Document Number 2007-003102;

WHEREAS, Regional Concept I did not complete the improvements to Las Haciendas, Unit 3; and,

WHEREAS, First Citizens Bank has foreclosed upon the construction loan and acquired title to the properties in Las Haciendas Unit 3, and now seeks a buyer to complete the improvements;

NOW, THEREFORE, the City Council of the City of Calexico does hereby (1) declare the Reimbursement of Costs of Off-Site Infrastructure Improvements between the City of Calexico and Regional Concept I as null and void; (2) authorize the City Clerk to file a Release of the Reimbursement of Costs of Off-Site Infrastructure Improvements between the City of Calexico and Regional Concept I with the County Recorder's Office; and (3) direct the City Manager, or his representative the Director of Development Services, to only release the Real Property Lien as to Units 1 to 29 upon the posting of an acceptable alternate form of security under the Subdivision Surety Agreement or upon completion of the improvements.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calexico at its regular meeting held on the 7th day of September, 2010, by the following roll call vote:

AYES:
NOES:
ABSENT:

JOHN MORENO, MAYOR

ATTEST:

LOURDES CORDOVA
CITY CLERK

I, City Clerk of the City of Calexico, do hereby certify the foregoing to be a true and exact copy of Resolution No. 10- __ – A Resolution of the City Council of the City of Calexico, California, Declaring the Agreement for Reimbursement of Costs of Off-Site Infrastructure Improvements to Be Null and Void and Amending Authority to Release Real Property Lien as to Units 1 to 29 of Las Haciendas, Unit 3

CITY CLERK

**RECORDING REQUESTED BY
CHICAGO TITLE COMPANY**

Recorded in Official Records, Imperial County

1/25/2007
4:30 PM
IV

Dolores Provencio
County Clerk / Recorder

CT Chicago Title

Recording Requested by:)

CITY OF CALEXICO)

When Recorded Mail to:)

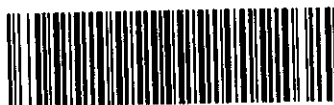
CITY CLERK)

CITY OF CALEXICO)

608 HEBER AVENUE)

CALEXICO, CA 92231)

Doc#: 2007-003102



Titles: 1 Pages: 35

Fees 0.00

Taxes 0.00

Other 0.00

PAID \$0.00

(This space for Recorder's Use)

**AGREEMENT FOR REIMBURSEMENT OF COSTS OF
OFF-SITE INFRASTRUCTURE IMPROVEMENTS
BETWEEN THE CITY OF CALEXICO AND REGIONAL
CONCEPT I**

THIS AGREEMENT FOR REIMBURSEMENT OF COST OF OFF-SITE INFRASTRUCTURE IMPROVEMENTS ("Agreement") is entered into this 19th day of December, 2006, by and between REGIONAL CONCEPT I, LLC, a California Corporation, ("Developer") and the CITY OF CALEXICO, a Municipal Corporation, ("City"), based upon the following facts:

RECITALS

WHEREAS, Developer desires to develop a portion of the prior subdivided land located in the City of Calexico, herein referred to as the "Las Haciendas Unit 3, Phase 1" (hereinafter "Development") for a total of 29 residential lots as depicted on Exhibit A and Final Map recorded in Imperial County Final Map Pages FM 15-93, located east of Rainbow Park Subdivision, between the All American Canal and Villa Grande Street on the east-west direction and between Klope Road and M. Kneckel Avenue on the north-south direction; and

WHEREAS, as part of the Las Haciendas project approval and pursuant to Government Code section 66485 et seq. and Calexico Municipal Code Chapter 3.32, the City has required off-site Improvements to be constructed by Developer; and

WHEREAS, on June 27, 2006, the City Council authorized the release of liens on the 29 residential lots and substituted those lots with an Irrevocable Letter of Credit to secure the public improvements; and

WHEREAS, the remaining 33 lots on this Development shall continue to be in effect as recorded in Document No. 91006438, Book 1670, pages 540 to 545 inclusive and the original conditions of approval for the subject Development, as identified in Exhibit A attached hereto and incorporated herein by reference; and

35
1
P1

WHEREAS, the parties agree to enter into this Agreement to ensure that the Improvements be completed within one year of the execution of this Agreement.

NOW THEREFORE, in consideration of the promises and the covenants and agreement herein contained, the parties hereto agree as follows:

Section 1. Authority

City is authorized by its general police powers and by statutory and case law to require Developer to install certain off-site improvements (the "Improvements"), more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, as a condition of the Las Haciendas Tentative Map approved by City Council on December 7, 1988. The Improvements are necessary because the project needs the utilities and the street access as an integral system. At this time, Developer agrees to construct the Improvements listed in Exhibit "B" and the owners of the benefited properties (Linda Plaza Commercial Parcel, the Sam Jack Apartment Parcel, and the remaining 33 residential lots designated as Phase 2 of the Las Haciendas Unit 3) will not be required to pay for any portion of the Improvements. City is required under Government Code section 66486 to enter into a reimbursement agreement to provide a method for partial reimbursement for the costs of the Improvements from such non-participating owners. City shall have no payment or reimbursement obligation to Developer for the costs of the Improvements, other than as specifically provided herein. It is not the intent of the parties that this Agreement modify or change any agreements, requirements or obligations concerning the project conditions of approval that are not specifically mentioned herein.

Section 2. Reimbursement Method

Pursuant to Government Code section 66487, the City is authorized to assess in future property developments receiving benefit from these Improvements to collect the fair share amount from these future developments and make reimbursement to the Developer. The City will reimburse Developer for the costs of constructing these Improvements by levying a charge, including interest, on the benefited property owners (Linda Plaza Commercial Parcel, the Sam Jack Apartment Parcel, and the remaining 33 residential lots designated as Phase 2 of the Las Haciendas Unit 3). After the City has levied the charges and has been paid by the benefited property owners, the City will then reimburse Developer for the costs of constructing the improvements that are attributable to the other benefited property owners (Linda Plaza Commercial Parcel, the Sam Jack Apartment Parcel, and the remaining 33 residential lots designated as Phase 2 of the Las Haciendas Unit 3), including interest. The City will remit this payment to Developer within thirty (30) days of receiving the full payment from the benefited property owners.

Section 3. Term

The term of this Agreement and all obligations created hereby, shall be for fifteen (15) years from the date of this Agreement. Upon expiration of said term, Developer shall be entitled to no further reimbursement pursuant to the terms hereof.

Section 4. Rights

The rights and benefits created under this Agreement shall be personal to Developer and shall not run with the land, be assignable by Developer, or survive the dissolution of Developer.

Section 5. Permits, Licenses

Developer shall, at his expense, obtain all necessary permits and licenses for the construction of such Improvements, give all necessary notices, and pay all fees and taxes required by law. Prior to receiving water and sewer services from the City, Developer shall deposit fifty percent (50%) of all annexation and development impact fees in force at the time of receiving services. Developer further agrees to pay remaining development impact fees and annexation fees prior to receiving a Certificate of Occupancy from the City.

Developer and its contractor or subcontractors shall not commence construction of the Improvement until Developer has received written authorization from City to proceed. Written authorization shall be in the form of signed approved plans along with permit issuance. All work performed on the Improvements shall be done in strict compliance with the City approved plans, specifications and the contract documents and in a good and workmanlike manner. All work performed by Developer, its contractor or agents to construct the Improvements shall be subject to inspection by City. All fees and costs to construct the Improvements shall be borne solely by Developer, subject to reimbursement as provided herein. Inspection by City or its employees or agents shall not relieve Developer of its liability for design defects or improper or inadequate workmanship.

Section 6. Inspection by City

The City shall have the right at all times to inspect the construction of the Improvements to confirm compliance with City plans and specifications. Developer shall insure that all work performed on the Improvements is performed in a manner which complies with all applicable federal, state, county and local government laws, regulations and rules, including all rules and regulations of City, as these rules and regulations may be modified or changed from time to time.

Section 7. Hold Harmless

Developer hereby agrees to indemnify and hold harmless City from any liability whatsoever, based upon any legal theory whatsoever, for any loss or damage, direct or consequential, to Developer resulting from the failure of City to collect all or any part of any benefit charge collectible under this Agreement or resulting from the failure of City to pay Developer in a timely manner.

Developer further agrees to indemnify the City and hold it free, safe, and harmless of, from and against any and all liability for the death of, or injury to, any person and for the loss of or damage to, any property which may arise by reason of the acts done or omitted to be done in the course of installation of the public improvements, by or on behalf of the Developer or which may result from such installation and/or prior to the City's acceptance and dedication, and the

Developer further agrees to reimburse the City upon demand for all costs and expenses, including attorney's fees, which the City may incur in resisting any claim which may be made against the City for any such injury or damage to any person or property.

Section 8. Recordation

City shall record this Agreement after full execution hereof. If for any reason this Agreement is not recorded, Developer holds City harmless from any loss or damage arising therefrom.

Section 9. Voidability

In the event Developer fails or refuses to complete the Improvements listed in Exhibit "A" to the satisfaction of City in its sole discretion, this Agreement shall be unilaterally voidable by adoption of a Resolution of the City Council declaring this Agreement null and void for failure of performance by Developer.

Section 10. Governing Law and Venue.

The laws of the State of California shall govern this Agreement. Jurisdiction and venue for any litigation concerning this Agreement shall be the County of Imperial, State of California.

Section 11. Severability

If any section, subsection, sentence, clause, or phrase of this Agreement is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions. The parties agree that they would have entered into this Agreement and each section, subsection, sentence, clause, and phrase thereof irrespective of the fact that any one or more section, subsections, sentences, clauses or phrases be declared invalid or unconstitutional, and would have approved the same even though any parts, sections, subsections, sentences, clauses, or phrases that may be held invalid had been omitted therefrom.

Section 12. Authority to Enter Agreement

Developer represents to the City that they have the ability to enter into this Agreement and there are no lenders, partners, joint ventures or other third parties whose approval or approvals must be obtained before Developer can enter into this Agreement.

Section 13. Miscellaneous Terms.

A. This Agreement shall not be effective until such time as it has been approved by Calexico City Council and has been executed by the Mayor.

B. So long as authorized by applicable laws to do so, the Parties hereto will perform such other acts, and execute, acknowledge and deliver all further documents, conveyances and other instruments that may be necessary to effectuate fully the provisions of this Agreement.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

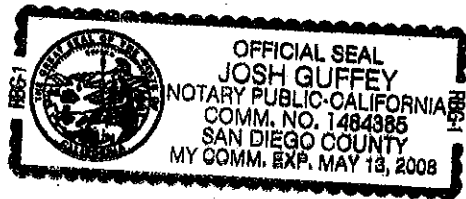
State of CALIFORNIA

County of SAN DIEGO

On 1/12/2007 before me, JOSH GUFFEY, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., "JANE DOE, NOTARY PUBLIC"

personally appeared DAVID JACKSON
NAME(S) OF SIGNER(S)

☐ personally known to me - OR - ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity~~(ies)~~, and that by his/her/their signature~~(s)~~ on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

[Signature]
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
- ☐ CORPORATE OFFICER
- ☐ PARTNER(S) ☐ LIMITED ☐ GENERAL
- ☐ ATTORNEY-IN-FACT
- ☐ TRUSTEE(S)
- ☐ GUARDIAN/CONSERVATOR
- ☐ OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

C. This Agreement may be executed in any number of counterparts and each executed counterpart shall have the same force and effect as an original as if all the parties to the aggregate counterparts had signed the same instrument.

D. The requirement to construct the Improvements as listed in Exhibit "A" shall be binding upon the respective successors of the land being subdivided as the Las Haciendas Subdivision.

E. No modification, amendment, or alteration of this Agreement shall be valid unless in writing and signed by all of the Parties to this Agreement.

* * * * *

IN WITNESS WHEREOF, the parties hereto have affixed their signature as of the date first above written.

CITY OF CALEXICO

By: Ralph Velez

Name: RALPH VELEZ

Title: CITY MANAGER

REGIONAL CONCEPT I, LLC

By: David S. Hanson

Name: DAVID S. HANSON

Title: CHIEF DEVELOPMENT OFFICER

ATTEST

Spurdes Contreras
City Clerk

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Imperial } ss.

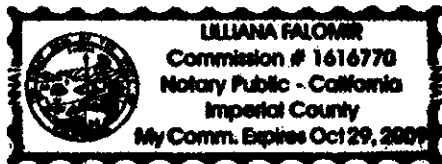
On Jan. 19, 2007,
Date

before me,

Lilliana Falomir, Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Ralph Velez
Name(s) of Signer(s)



☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Place Notary Seal Above

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Imperial

SS.

On Jan. 19, 2007

Date

before me,

Lilliana Falomir, Notary Public

Name and Title of Officer (e.g., "Jane Doe, Notary Public")

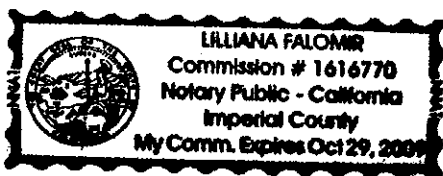
personally appeared

Lourdes Cordovez

Name(s) of Signer(s)

☒ personally known to me

☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal Above

WITNESS my hand and official seal.

[Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

FM15-93

30F3

CITY OF CALEXICO

58-68

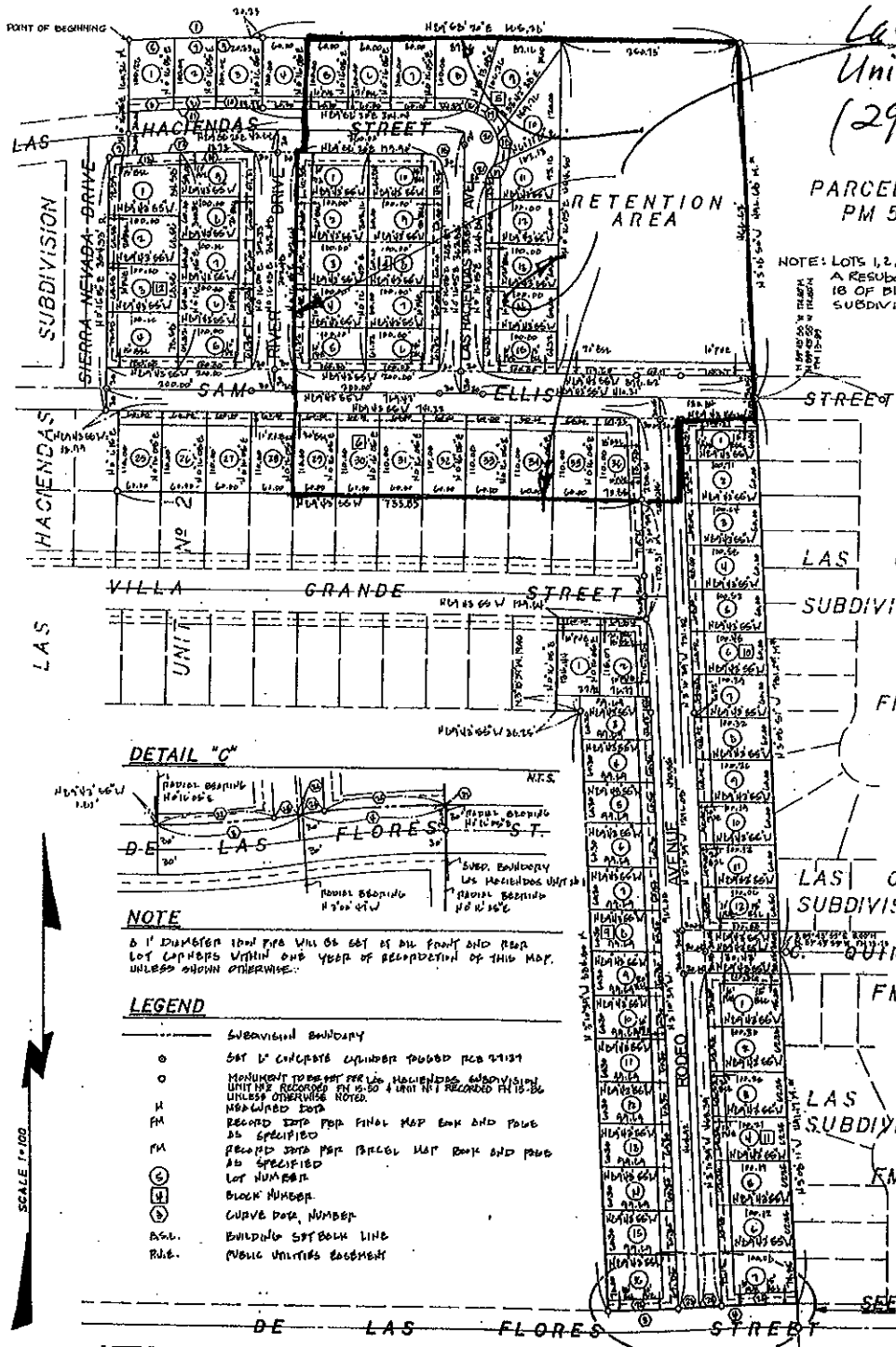
LAS HACIENDAS SUBDIVISION UNIT No 3

IN THE CITY OF CALEXICO, CALIFORNIA
ALL AMERICAN CANAL

Exhibit A

1/2

Las Haciendas
Unit 3 - Phase 1
(29 lots)



NOTE

6" DIAMETER IRON PIPE WAS SET AT THE FRONT AND REAR LOT CORNERS WITHIN ONE YEAR OF RECORDATION OF THIS MAP, UNLESS SHOWN OTHERWISE.

LEGEND

- Subdivision boundary
- Set of concrete corner posts per 27137
- Monument to set per the Hacienda, subdivision unit as recorded PM 10-50 & unit as recorded PM 10-56 UNLESS OTHERWISE NOTED
- Recorded data
- Record data per final map book and page as specified
- Record data per final map book and page as specified
- Lot number
- Block number
- Curve data number
- Building setback line
- Public utilities easement

LAS HACIENDAS SUBDIVISION UNIT No 1



* NOTE: THE INCREMENTAL LOT DIMENSIONS ALONG THIS LINE WERE ROUNDED OFF TO THE HUNDREDTHS OF A FOOT AND THE OVERALL AS SHOWN IS THE CORRECT LENGTH. THEREFORE THE SUM OF THE INCREMENTS WILL NOT EQUAL THE OVERALL DIMENSIONS.

LYNN ENGINEERING INC. JOB NO. 112222 SHEET 2 OF 2

Exhibit A

1/2

Exhibit A
2/2

Legal Description

RETENTION AREA LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 11 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 10 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 1 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 5 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 9 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

5 LOT 8 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 7 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 6 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 5 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 10 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

10 LOT 12 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 9 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 2 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 13 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 8 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

15 LOT 3 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 14 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 7 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 4 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 15 BLK 5 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

20 LOT 6 BLK 4 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 29 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 30 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 31 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 32 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

25 LOT 33 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 34 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

LOT 35 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

29 LOT 36 BLK 6 LAS HACIENDAS SUB UNIT NO 3 CITY OF CALEXICO

Exhibit A 3/2

**Las Haciendas Unit 3, Phase 1
Construction Cost Estimate Summary
01-10-07 Revised**

1. On-Site Improvement Cost Estimate as approved
with developer's furnished estimate of remaining
construction work. \$ 520,812.00

2. Retention Basin Improvement Cost Estimate \$ 68,895.00
This cost is to be shared by four project's at 25% each.
(See cost estimate attached). Developer shall furnish
actual cost to City per Reimbursement upon completion
based on Section 2 of Agreement.

A letter of credit for \$ **520,812.00** plus \$ 68,895.00 for a **total** of \$ **589,707.00** shall be submitted as the Conditions of Lien Release.

Las Palmas Landscaping & Nursery

P.O. Box 3453

El Centro, CA 92244

Phone : (760) 353-1220 Fax : (760) 353-1212

PROPOSAL

December 29, 2006

We hereby propose to furnish material and labor as per specifications for the following: Las Haciendas subdivision retention Basin Park.

- Irrigation: As per specifications and per plan. Total 14 valves, Electricity to be provided by owner.
- Landscape: 23 total 15 gal. Indian Laurels, to be double staked as per plan and detail. Lawn is to be common Bermuda Hydroseed application.
- Maintenance: 90 Days

Total Price for material and labor.....\$68,895.00

Acceptance of proposal

T.L. Gilchrist

Owner Efrain Garcia

Efrain Garcia

Las Palmas
Landscaping/Nursery
P.O. Box 3453
El Centro, CA 92244

Exhibit B

2/9

CASITAS SUBDIVISION- EXISTING

IRRIGATION PLAN E-1
IRRIGATION NOTES E-2
IRRIGATION DETAILS E-3
LANDSCAPING PLAN E-4

CALIFORNIA LICENSE
#522968

**LANDSCAPING
CONSULTING
DESIGNING
INSTALLATION**

Designer: Jesse Ibarra.
Check by: Miriam Garcia
12/28/06
JOB #01300

IRRIGATION PLAN

Exhibit B 3/9a

**LAS HACIENDAS
SUBDIVISION
RETENTION
BASIN PARK**

IRRIGATION

NOTES

LEGEND

The sprinkler system design is based on available water pressure of 40 psi at water pressure line and maximum flow demand shown on the irrigation drawing points of connection. (See 2 inch supply proposed.)

Sprinkler irrigation plan is diagrammatic. Final location of piping will be determined at time of installation. Mainline and laterals shall be placed in same trench when possible. Equipment shown in paved areas is for design clarification only and shall be installed in planted areas.

All equipment required but not specified on the drawing shall be provided by the irrigation contractor.

All equipment shall be installed in accordance with manufacturer's instructions and specifications.

Backflow prevention units shall be installed in accordance with local codes.

Irrigation contractor shall be responsible for proper trenching during installation.

It is the responsibility of the irrigation contractor to familiarize himself with all grade differences. Locations of walls, retaining walls, etc. He shall coordinate his work with the general contractor and other sub-contractors for the location and installation of pipe sleeves through walls, under roadways, parking structures, etc.

The irrigation contractor shall think and adjust all sprinkler heads for optimum performance and to prevent over spray onto the best degree of arc to fit the existing site conditions and to provide the flow control at each valve to obtain the optimum operation pressure for each system.

All Hunter Pro-type and gear heads valves should be mounted on triple wing malleable 90-degree elbow or equal and should be installed 3 inches away from sidewalk or curb.

All existing piping shall have a minimum of 18 inch cover (24 inches under roads and streets). All lateral piping shall be installed a minimum of 12 inches deep. All control valve piping under parking shall be in a schedule 40 pipe sleeve.

Lateral piping going under hardstands shall be schedule 40 pipe.

All trench backfill shall be 3/4 inch crushed rock, wash, clean, solvent cement concrete and shall be 12 inches for utility lines.

When trenching shall be 36 inches wide and 36 inches deep. Contractor shall compact all trenches to a density equal to the undisturbed soil and shall be responsible for keeping any settled trenches back to finish grade.

Contractor shall install valve boxes with locking lid at grade over all electric valves and install anti-drain valves as necessary to prevent low lead drainage evaporation or damage.

15. 120-volt power for controller is to be provided by others on a separate circuit breaker. Controller shall be installed in a secure location, either inside a utility enclosure or inside an irrigation controller enclosure. Irrigation contractor shall be responsible for making connection to controller. Controller final location shall be determined by owner's authorized representative.

16. Owner shall approve all design changes due to site plan changes or scaling errors in irrigation plan to guarantee 100% sprinkler coverage. Irrigation contractor shall make field changes as necessary where coverage is required but not shown on irrigation plan. Irrigation contractor shall guarantee 100% sprinkler coverage.

17. Irrigation designer shall not be responsible for improper operation of system due to contractor not following plan pipe sizes or other equipment specifications. Irrigation contractor shall be responsible for proper operation of system. Irrigation contractor shall be responsible for proper operation of system.

18. The contractor shall be responsible for the exact location of all existing utilities before commencing work. If any agree to be fully responsible for any and all damages, the contractor shall be responsible for the utility to be located and the contractor shall be responsible for the utility to be located.

all underground utilities.

17. Contractor shall review irrigation specification prior to beginning work. Refer to technical specifications and contractor details for installation procedures.

18. Contractor shall be responsible for coordinating his work with other trades.

19. Contractor shall check and verify all existing site conditions, utilities, and services prior to beginning. Notify owner's representative of any discrepancies immediately.

20. Contractor shall be responsible for obtaining plumbing permit and all necessary permits prior to commencing installation. It is intended that the contractor shall install systems that are complete and functioning properly in every way.

21. All work shall be installed in accordance with the requirements of the governing agencies.

22. Contractor shall familiarize himself with existing conditions prior to beginning project.

23. Piping is diagrammatic and approximate. All valves and other irrigation equipment shall be located in planting areas, and within the responsive properties.

24. Points of connection shall be as shown on plans.

25. Install only one remote control valve per valve box. Group together, parallel to each other wherever possible. Boxes shall be set 2' above finish grade in shrub and groundcover areas, 1' in lawn areas.

26. Contractor shall be responsible for sleeves and chases under paving, through walls, etc., unless otherwise noted.

27. All piping under existing or future paving shall be installed prior to paving or repaving. Install in schedule 40 pipe sleeves 24 pipe diameter and extend 2' outside edge of paving. No tee, ell, or other turns in piping shall be located under paving unless plans note otherwise.

28. Contractor shall adjust all irrigation heads to fully cover all planting areas.

29. Flush all pipe clean prior to installing irrigation heads.

30. Install minimum valves and control the heads (units) of each lateral as field conditions dictate and/or plans instruct to prevent low lead drainage.

31. All piping shall be installed in a fully installed and operational prior to installation of plants.

32. Contractor shall be responsible for ensuring proper design pressure at the highest point of the system.

33. Nonrecirculating valves shall not be installed within turf areas. Where ever possible, all valves shall be installed within shrub beds only unless otherwise indicated. Contractor shall notify landscape architect of any conflict prior to installation.

34. Contractor shall verify static water pressure at 45 PSI, enter main location, area, etc., prior to beginning work. Notify owner's representative of any discrepancies.

35. It is intended that the contractor shall install systems that are complete and functioning properly in every way.

Designer: Jesse Barra
Checked By: Efrain Garcia
12/28/06
Job #: 00390

IRRIGATION NOTES E-2

Exhibit B 3/96

LAS HACIENDAS SUBDIVISION RETENTION

E-2

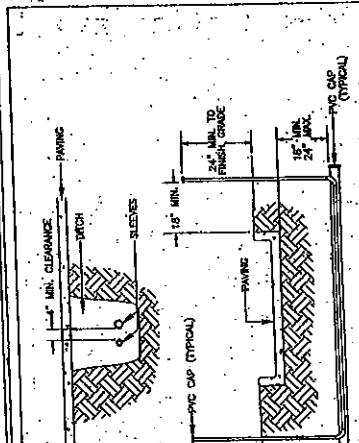
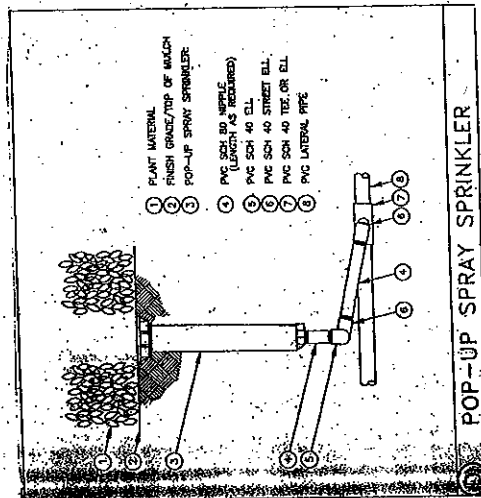
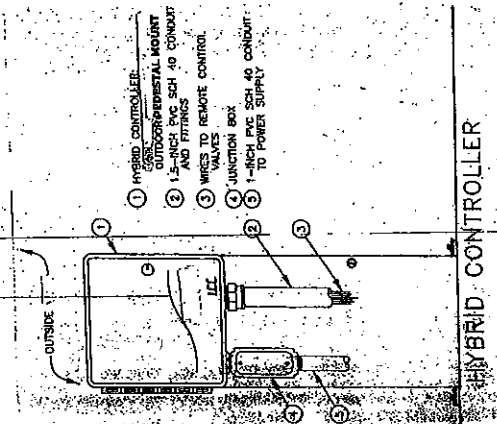
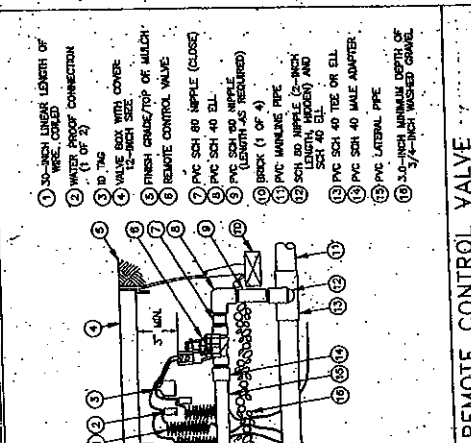
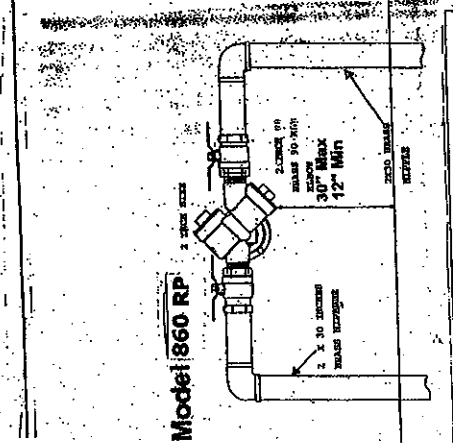
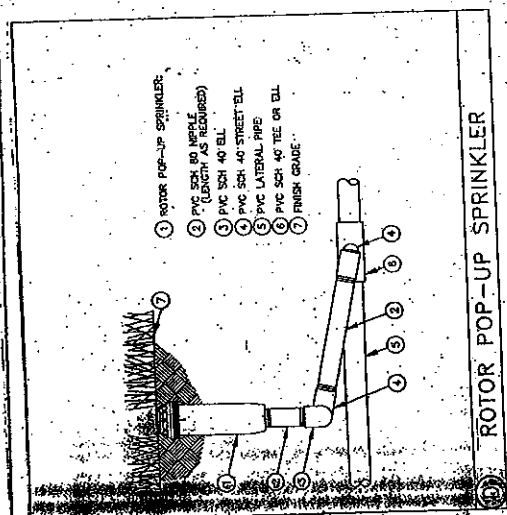
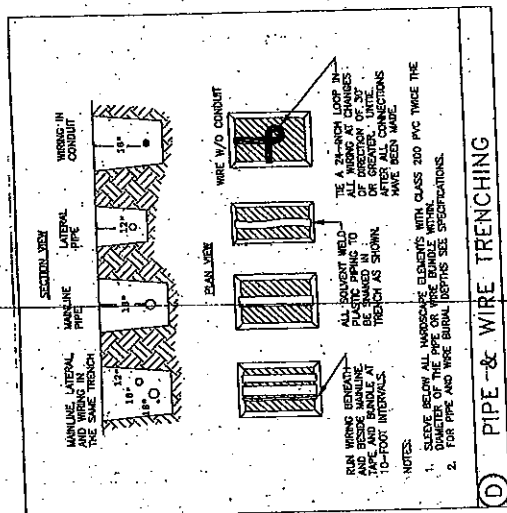
Job #903

IRRIGATION DETAILS

Exhibit B 3/9c

ILAS FACIENDAS SUBDIVISION RENTENTION

3-5



Les Palmas Land
167 D. Dannenberg
El Centro, Ca. 9.
(760)353-122
California
52296

Land
Cons
Desig
Insta:

Landscape Design

Designer: F. Fraim
Check By: F. Fraim

1

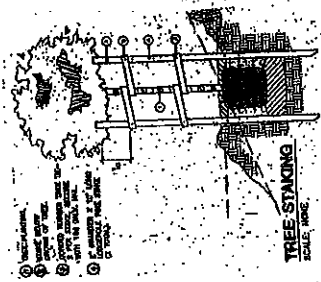
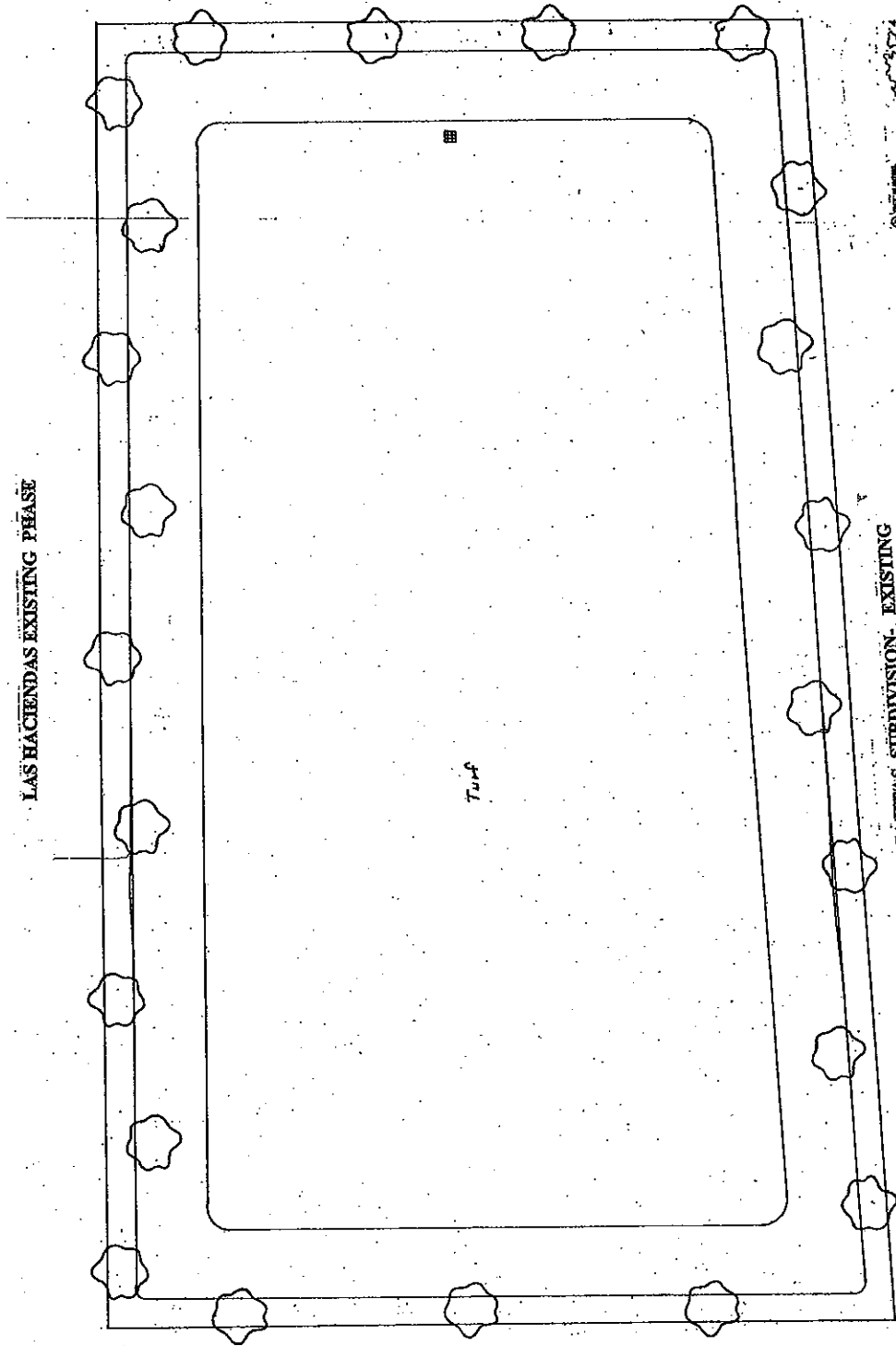
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PLA

4-7

**LAS HACIENDAS
SUBDIVISION
RETENTION
BASIN PARK**

Exhibit B 3/9d



SCALE = 1 inch = 20 ft.

S. A. M. E. L. I. S. S. T.

CURVE DATA TABLE					
STATION	Δ	R	T	L	CL
1	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
2	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
3	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
4	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
5	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
6	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
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10	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
11	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
12	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
13	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
14	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
15	90° 00' 00"	100.00'	157.08'	157.08'	157.08'
16	90° 00' 00"	100.00'	157.08'	157.08'	157.08'

(101.00)

PHASE 3
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PHASE 2
15100'S

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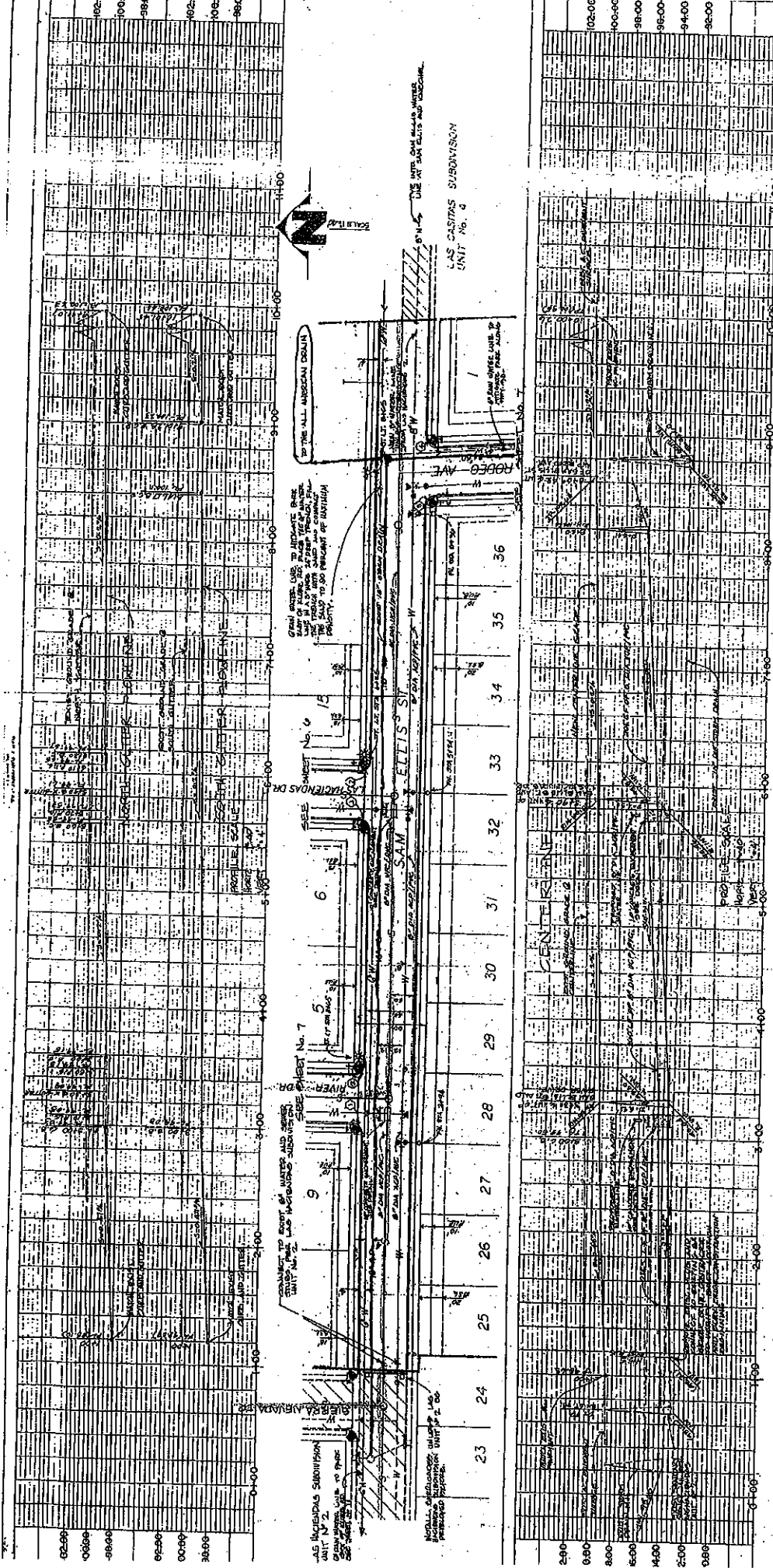
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BEACH MARK
CENTER OF GRADELINE 101.04
ELEVATION 101.04
APPROVED BY: JOHN HANKIN, ENGINEER, CITY OF GLENN
IRON ENGINEERS, INC.
LAS CASITAS SUBDIVISION UNIT No. 3
GLENN, CALIFORNIA
DATE: 10/10/04

WORK TO BE DONE

1. THE PROPOSED AND INSTALLATION OF 24" x 11" 100-11 ON 100-11. THE PROPOSED AND INSTALLATION OF 24" x 11" 100-11 ON 100-11. THE PROPOSED AND INSTALLATION OF 24" x 11" 100-11 ON 100-11.
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LAS CASITAS SUBDIVISION UNIT No. 4

LAS CASITAS SUBDIVISION UNIT No. 3

LAS CASITAS SUBDIVISION UNIT No. 2

LAS CASITAS SUBDIVISION UNIT No. 1

Exhibit B 6/9

Date:

ATTACHMENT TO ILLEGIBLE ORIGINAL DOCUMENT
WITH CERTIFICATION UNDER PENALTY OF PERJURY

I certify under penalty of perjury that the foregoing is a true and correct copy as to form of the original to which it is attached.

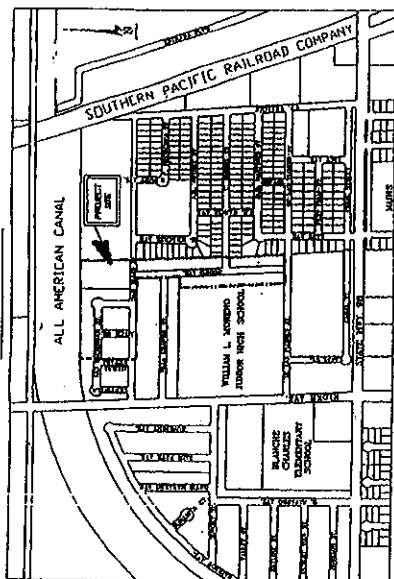
CHICAGO TITLE

By: _____

A handwritten signature in black ink, consisting of a large, stylized 'J' followed by a series of loops and a horizontal stroke.

El Centro, California

VICINITY MAP



LEGEND

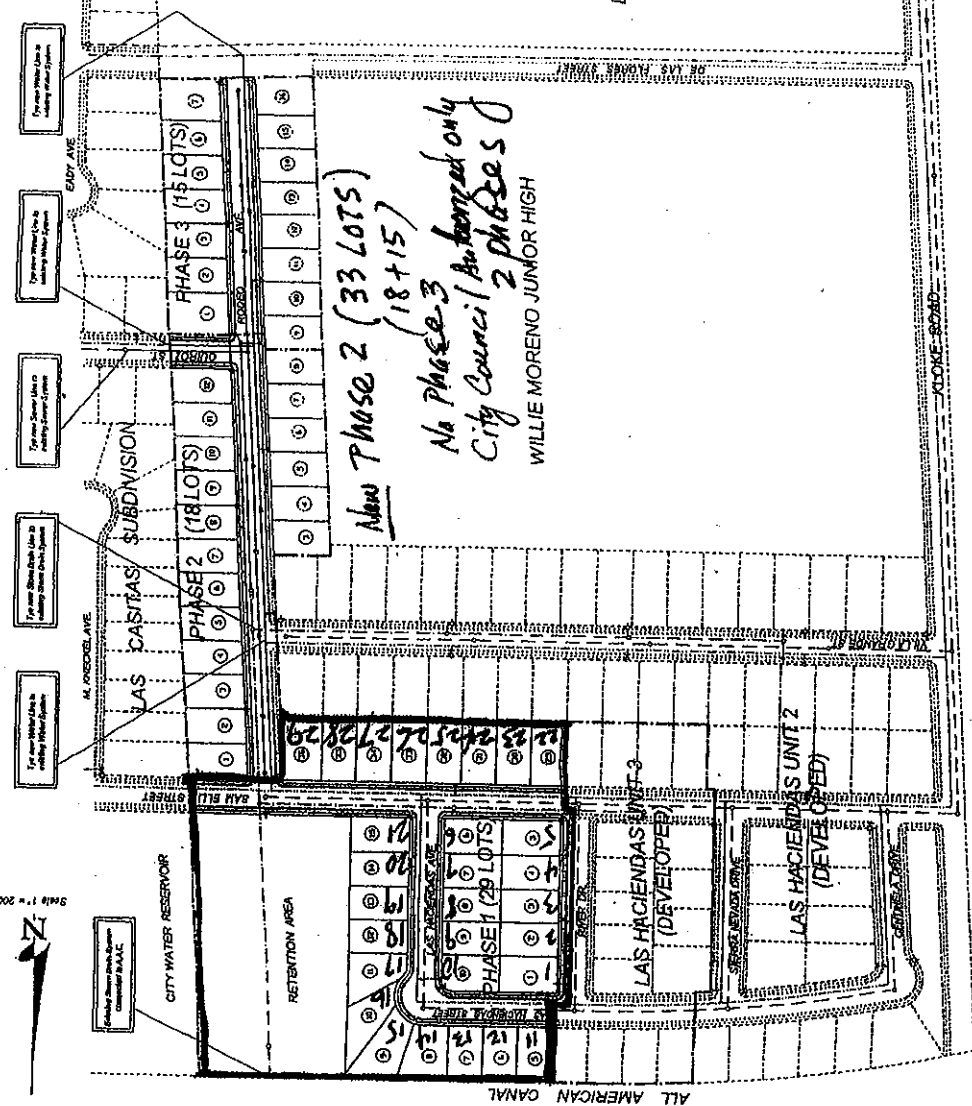
- Las Haciendas Unit 3 (62 lots)
- Subdivision Boundary
- Proposed Phase Boundary
- (13) Phase 29 / 18 / 15
- Lot lines in undeveloped area
- Lot number according to Recorded Plat Map
- Lot lines in developed areas
- Existing curb/gutter and sidewalk
- New curb/gutter and sidewalk
- Existing Storm Drain System
- Existing Water System
- Existing Sewer System
- New Storm Drain Lines
- New Water Lines
- New Sewer Lines

JOSE CARLOS ROMERO
CIVIL ENGINEER AND LAND SURVEYOR
1234 MAIN STREET, SAN ANTONIO, TX 78201
P.O. BOX 1234, SAN ANTONIO, TX 78201
PHONE: (214) 123-4567

LAS HACIENDAS UNIT 3
Development Site Plan
Calafio Partners, LLC
CALIFORNIA, CALIFORNIA

STATE HIGHWAY 98

LAS HACIENDAS UNIT 1
(UNDEVELOPED)

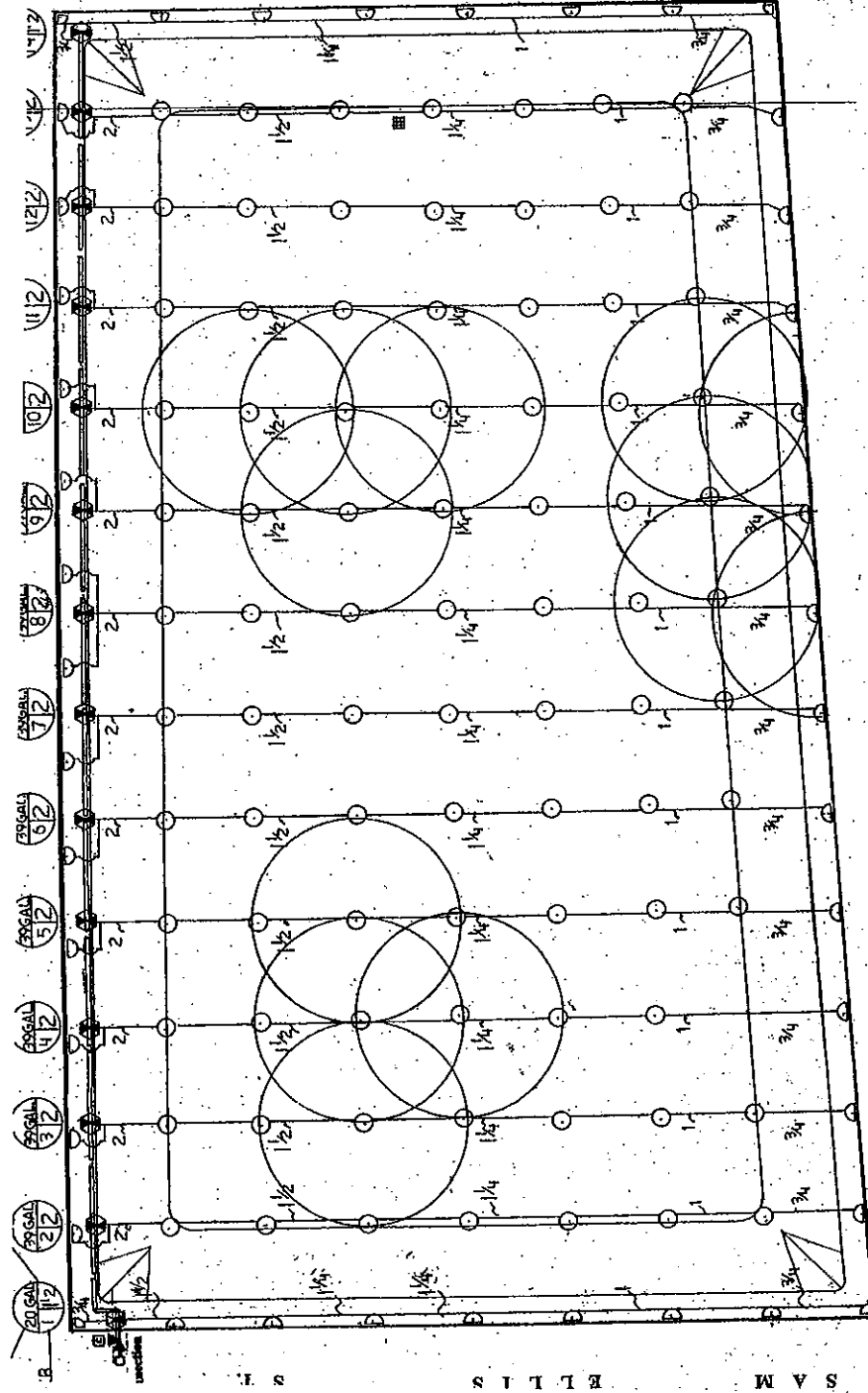


CALIFORNIA LICENSE
#572968

LANDSCAPING
CONSULTING
DESIGNING
INSTALLATION

Designer: Jesse Ibarra.
Check by: Efrain Garcia
12/28/06
JOB #00300

IRRIGATION PLAN



CASITAS SUBDIVISION- EXISTING

Exhibit B 3/9a

IRRIGATION

NOTES

LEGEND

Las Palmas Landscaping
167 D. Deaneberg Road
El Centro, Ca. 92243
(760) 935-1220

BRIAN GARCIA
LANDSCAPE ARCHITECT
#22288

Landscaping
Consulting
Designing
Installation

- 2. P.O.C. 2 inch line 8660 ft. to equal backflow RP device
- 3. Main line - 2 inch sch. 40 - size as noted on plan
- 4. 2 inch electric valve / Inter 217-B model single type
- 5. 1 1/2 inch electric valve / Inter 216-B model single type
- 6. Lateral line PVC CL 200 - size noted on plan
- 7. Hunter PGP ADI ROTOR 25/55 ft. quart w/ nozzle 16 - 2.4 gpm
- 8. Hunter PGP ADI ROTOR 25/55 ft. half w/ nozzle 16 - 2.4 gpm
- 9. Hunter PGP ADI ROTOR 25/55 ft. full w/ nozzle 16 - 4.9 gpm
- 10. Hunter PGP ADI ROTOR 25/55 ft. full w/ nozzle 16 - 4.9 gpm

The irrigation system design is based on an available water pressure of 45 psi at water pressure line and maximum flow. Demand shown on the irrigation drawing point of connection. (see) 2 inch line supply proposed.

Spreader irrigation plan is diagrammatic. Final location of spreader shall be determined at time of installation. Machine and spreader shall be placed in same trench when possible. Equipment shown in plan view is for design identification only and shall be installed in plan view.

All equipment required but not specified on the drawing shall be provided by the irrigation contractor.

All equipment shall be installed in accordance with manufacturer's instructions and specifications.

Backflow protection unit shall be installed in accordance with local code.

Irrigation contractor shall be responsible for proper reconnection during installation.

It is the responsibility of the irrigation contractor to familiarize himself with all grade dimensions. Location of work, existing utility, etc. The contractor shall be responsible for the proper installation of pipe through walls, under roadway, parking, swimming, etc.

The irrigation contractor shall finish and adjust all sprinkler heads for optimum performance and to prevent over spray onto yards, roadways and/or buildings. This shall include selecting the best degree of arc to fit the existing site conditions and to provide the flow control at each valve to obtain the optimum operation pressure for each system.

All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

2. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

3. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

4. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

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11. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

12. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

13. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

14. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

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16. All Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

25. Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

26. Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

27. Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

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31. Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

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39. Hunter PGP and gear heads must be checked to insure that the flow control is set to the correct flow rate and should be checked 3 times every 1000 ft. of pipe.

Designer: Jose Fern
Checked By: Brian Garcia
12/28/86

Job # 00300

IRRIGATION NOTES E-2

Exhibit B 3/9 6

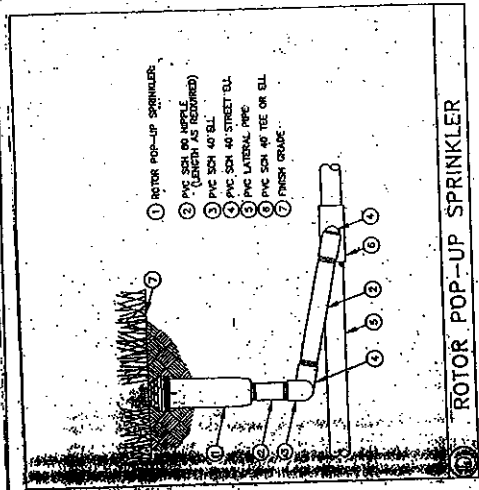
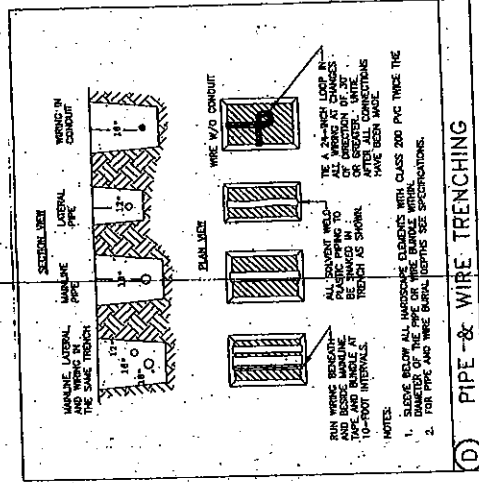
LAS HACIENDAS
SUBDIVISION
RETENTION

John Doe

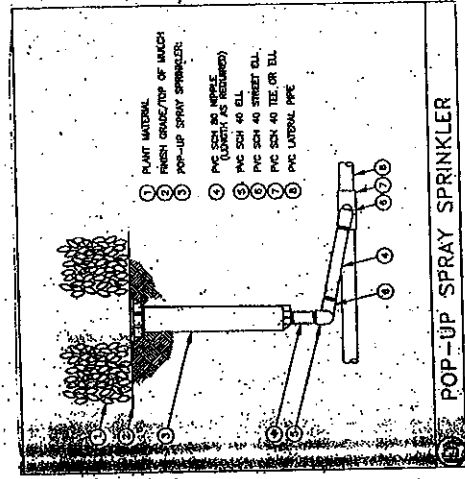
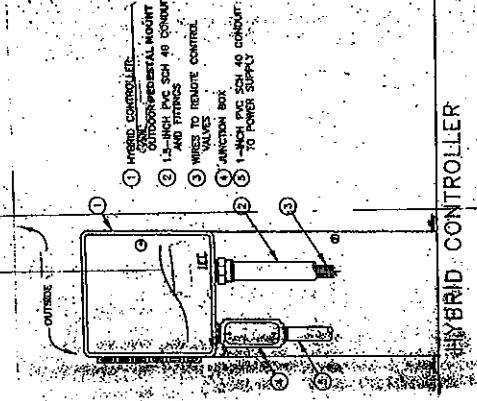
IRRIGATION DETAILS

Exhibit B 3/9c

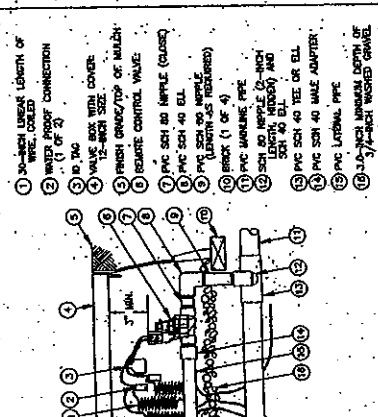
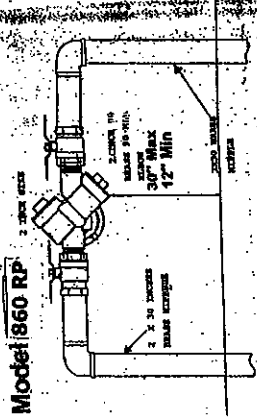
**LAS HACIENDAS
SUBDIVISION
DEFINITION**



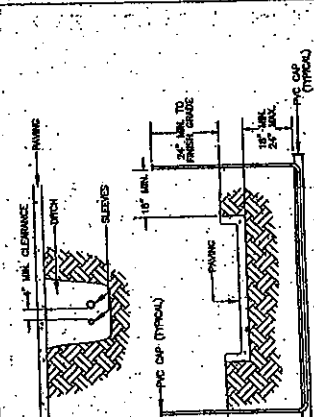
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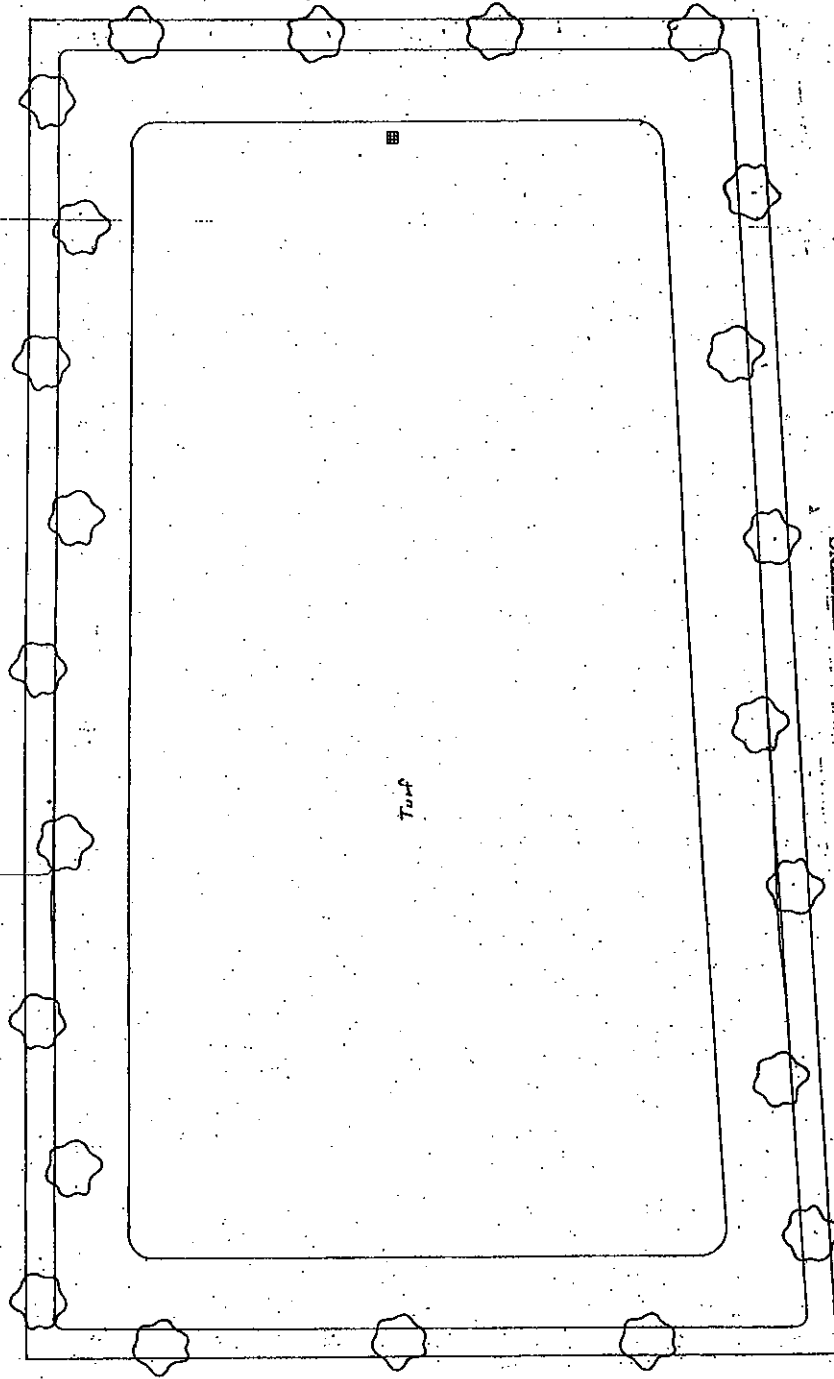
NOT TO SCALE



REMOTE CONTROL VALVE:



LAS HACIENDAS EXISTING PHASE



CASITAS SUBDIVISION- EXISTING

Las Palmas Land
167 D. Dunsenberg
El Centro, Ca. 9
(760) 938-1122
California
52286

Plant Material Legend

Tree	Shrub	Grass	Fl. Tree
1	2	3	4

Landsc
Desig

Designer
Check By

1 3

Exhibit B 3/9d

PLA



[illegible]

A-A' CROSS SECTION AT
RETENTION BASIN

LEGEND:

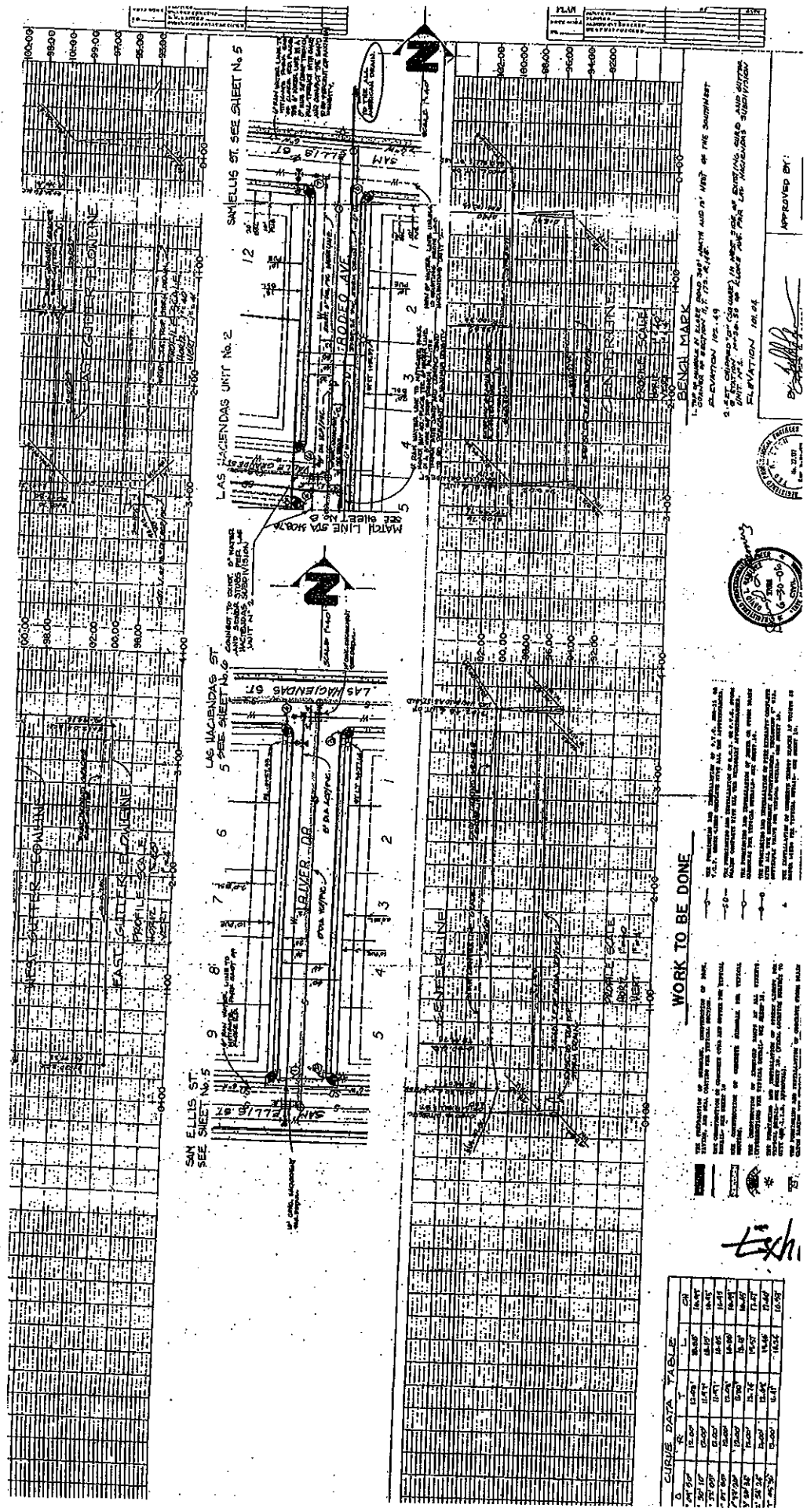
BENGT MÅRBY

1. Top of Mainline in Main Road 100' North and 15' West of the Surveyed Corner of Section 14, T. 18 N. - E. 10'.
2. Set Chipped "D" (Square) in West Side of Existing Curve and Easier 8' Section 18 - 56.50 of Main Road. Per Gas Meters, Northrup Unit No. 2.

Elevation: 120.49

T20 H, LYON, P.E. REC NO 27:137

T20 H, LYON, P.E. REC NO 27:137



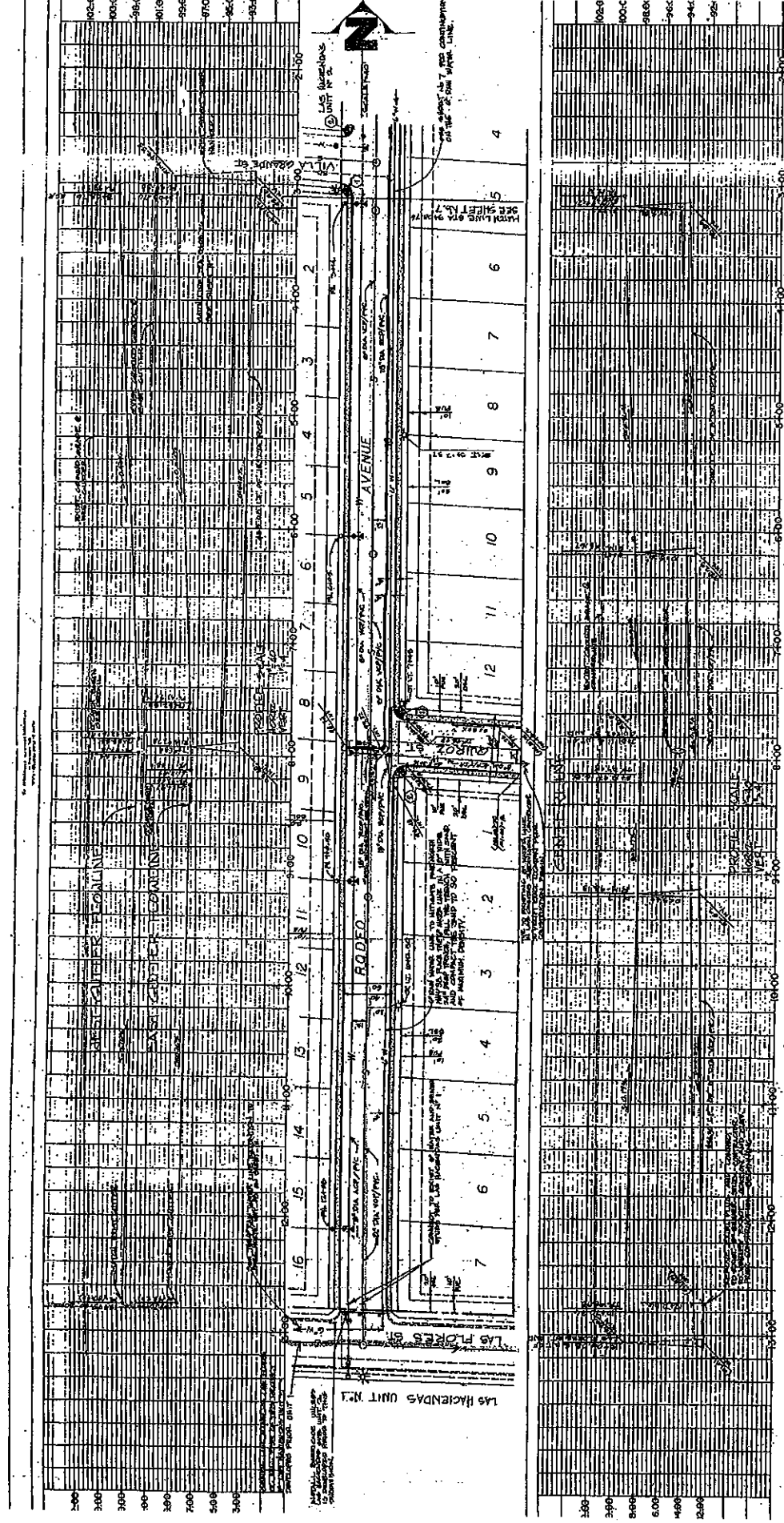
WORK TO BE DONE

- 1. THE PREPARATION OF A PLAN AND PROFILE OF A ROAD, AS SHOWN ON THE ATTACHED SHEET, SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- 2. THE PLAN SHALL BE DRAWN TO A SCALE OF 1" = 40'.
- 3. THE PROFILE SHALL BE DRAWN TO A SCALE OF 1" = 10' VERTICALLY AND 1" = 40' HORIZONTALLY.
- 4. THE PLAN SHALL SHOW THE CENTERLINE, RIGHT-OF-WAY, AND ALL OTHER FEATURES AS SHOWN ON THE ATTACHED SHEET.
- 5. THE PROFILE SHALL SHOW THE ELEVATION OF THE CENTERLINE, RIGHT-OF-WAY, AND ALL OTHER FEATURES AS SHOWN ON THE ATTACHED SHEET.
- 6. THE PLAN AND PROFILE SHALL BE DRAWN TO A STANDARD OF FINISH AS SHOWN ON THE ATTACHED SHEET.
- 7. THE PLAN AND PROFILE SHALL BE DRAWN TO A STANDARD OF FINISH AS SHOWN ON THE ATTACHED SHEET.
- 8. THE PLAN AND PROFILE SHALL BE DRAWN TO A STANDARD OF FINISH AS SHOWN ON THE ATTACHED SHEET.
- 9. THE PLAN AND PROFILE SHALL BE DRAWN TO A STANDARD OF FINISH AS SHOWN ON THE ATTACHED SHEET.
- 10. THE PLAN AND PROFILE SHALL BE DRAWN TO A STANDARD OF FINISH AS SHOWN ON THE ATTACHED SHEET.

CURVE DATA TABLE

STATION	R	T	L	CA
0+00	15.00	15.00	15.00	15.00
1+00	15.00	15.00	15.00	15.00
2+00	15.00	15.00	15.00	15.00
3+00	15.00	15.00	15.00	15.00
4+00	15.00	15.00	15.00	15.00
5+00	15.00	15.00	15.00	15.00
6+00	15.00	15.00	15.00	15.00
7+00	15.00	15.00	15.00	15.00
8+00	15.00	15.00	15.00	15.00
9+00	15.00	15.00	15.00	15.00
10+00	15.00	15.00	15.00	15.00

Exhibit B



WORK TO BE DONE

1. THE PROPOSED AND INSTALLATION OF A 12" WATER MAIN ALONG THE CENTER LINE OF THE AVENUE, FROM THE INTERSECTION OF THE AVENUE WITH THE RUE TO THE INTERSECTION OF THE AVENUE WITH THE RUE. THE PROPOSED AND INSTALLATION OF A 12" WATER MAIN ALONG THE CENTER LINE OF THE AVENUE, FROM THE INTERSECTION OF THE AVENUE WITH THE RUE TO THE INTERSECTION OF THE AVENUE WITH THE RUE. THE PROPOSED AND INSTALLATION OF A 12" WATER MAIN ALONG THE CENTER LINE OF THE AVENUE, FROM THE INTERSECTION OF THE AVENUE WITH THE RUE TO THE INTERSECTION OF THE AVENUE WITH THE RUE.

APPROVED BY

JOHN MANLEY
CITY ENGINEER
CITY OF GALELLO

DATE 10-1-19

UNIT N.1

CURVE DATA TABLE

NO.	CH.	PT.	CL.	CL.	CL.
1	200	300	400	500	600
2	200	300	400	500	600

EXHIBIT B

9/9

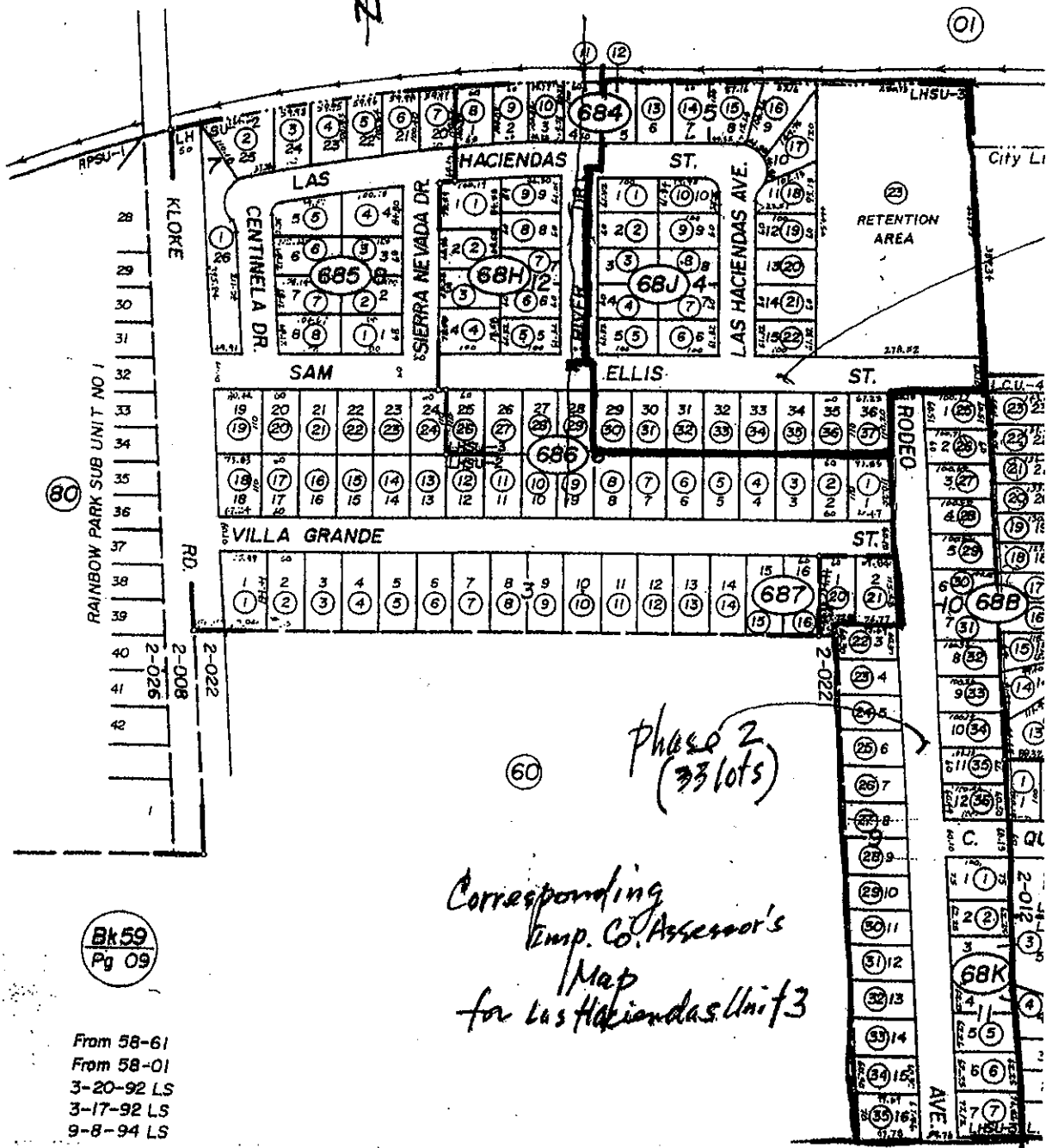
FM 15-86

FM 15-50

LAS CASITAS UNIT NO. 3 & UNIT NO. 4 & POR. SW

FM 13-75

FM 13-89



Phase 2
(33 lots)

Corresponding
Emp. Co. Assessor's
Map
for Las Haciendas Unit 3

Bk 59
Pg 09

From 58-61
From 58-01
3-20-92 LS
3-17-92 LS
9-8-94 LS

Attachme
sk

12-19-01